




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
Account 660031171 Parcel ID 000000-00-0-20200-007-0031 Cadastral ID 36-20-14-03560 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340942 HODGE, BREANNA C & EDWARD L 1271 ASPEN LN CLAREMORE OK 74015-0000 Parcel Location Situs 01271 ASPEN LN Subdivision WOODCREST ESTATES Lot/Block 0031 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_012' 6/30/2021</p>																																		
Legal Description Lot/Long: 36.17484906 -95.76708318																																							
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
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Exemptions					Sale History																																		
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Code	Type	Active	Maximum	Exemption																																			
H	Homestead	Yes	1,000	1,000																																			
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/	LANGENBERG, CAROL R	02/28/2023	332,500	YES																																			
831/103			0	No																																			
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																														
Remove Cap	2024		Land Value 84,074	84,074	11%	9,248	Assessed	33,830	3,608.31																														
Year Frozen	0		Improvements 233,632	223,473		24,582	Penalty	0																															
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00																														
TIF Project ID	0		Total Value 317,706	307,547		33,830	Total Taxable	32,830	3,502.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660031171	HODGE, BREANNA C & EDWARD L			1	298,590	1000	31,845	3,397.00																														
2024	2024-660031171	HODGE, BREANNA C & EDWARD L			1	333,928	1000	35,732	3,769.00																														
2023	2023-660031171	HODGE, BREANNA C & EDWARD L			1	280,826	1000	24,597	2,524.00																														
2022	2022-660031171	LANGENBERG, CAROL R			1	283,811	1000	23,852	2,394.00																														
2021	2021-660031171	LANGENBERG, CAROL R			1	259,342	1000	23,128	2,035.00																														
2020	2020-660031171	LANGENBERG, CAROL R			1	249,933	1000	22,426	1,986.00																														
2019	2019-660031171	LANGENBERG, CAROL R			1	241,229	1000	21,743	1,953.00																														
2018	2018-660031171	LANGENBERG, CAROL R			1	240,538	1000	21,081	1,882.00																														
2017	2017-660031171	LANGENBERG, CAROL R			1	238,439	1000	20,437	1,845.00																														
2016	2016-660031171	LANGENBERG, CAROL R			1	231,789	1000	19,813	1,762.00																														
2015	2015-660031171	LANGENBERG, CAROL R			1	225,089	1000	19,208	1,717.00																														
2014	2014-660031171	LANGENBERG, CAROL R			1	229,537	1000	18,618	1,684.00																														
2013	2013-660031171	LANGENBERG, CAROL R			1	212,489	1000	18,048	1,615.00																														




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Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3672 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,996.00 x 3.29 = 52,592 Factor Value Adjustments 1.5986 Lot Value 84,074		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-29\IMG_012' 6/30/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,303 / 2,347
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,303
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	510 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	278,830	118.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	288,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.43	Total Misc Impr	+	52,977			
Roofing Adj	+ 3.26	Garage Cost	+	25,332			
Subfloor Adj	+ -2.12	Total RCN	=	368,328			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	147,331			
Plumbing Adj	+ 9.53	Lump Sums	+	10,581			
Basement Adj	+ 0.00	RCNLD	=	231,578			
Adj Base Cost	= 123.57	Lot Value	+	84,074			
Total Area	x 2,347	Indicated Value	=	315,652			
Adjusted Cost	= 290,019	Value Per SqFt		134.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,578		
Lot Value	84,074		
Indicated Value	315,652	134.49	Per SqFt
Agland Value			
Site Improvements	2,054		
Total Value	317,706	135.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	74040	7x5		35	29.42		1,030
WODO	WOOD DECK - OPEN	74041	340		340	19.14	50%	3,254
BALW	BALCONY - WOOD	74042	10x4		40	31.64		1,266
WODO	Wood Deck - Open	74044	30x4		120	29.39		3,527
EPSW	Enclosed Porch - Solid Wall	177457	628		628	72.48		45,517
WODO	Wood Deck - Open	177458	20x4		80	31.67		2,534



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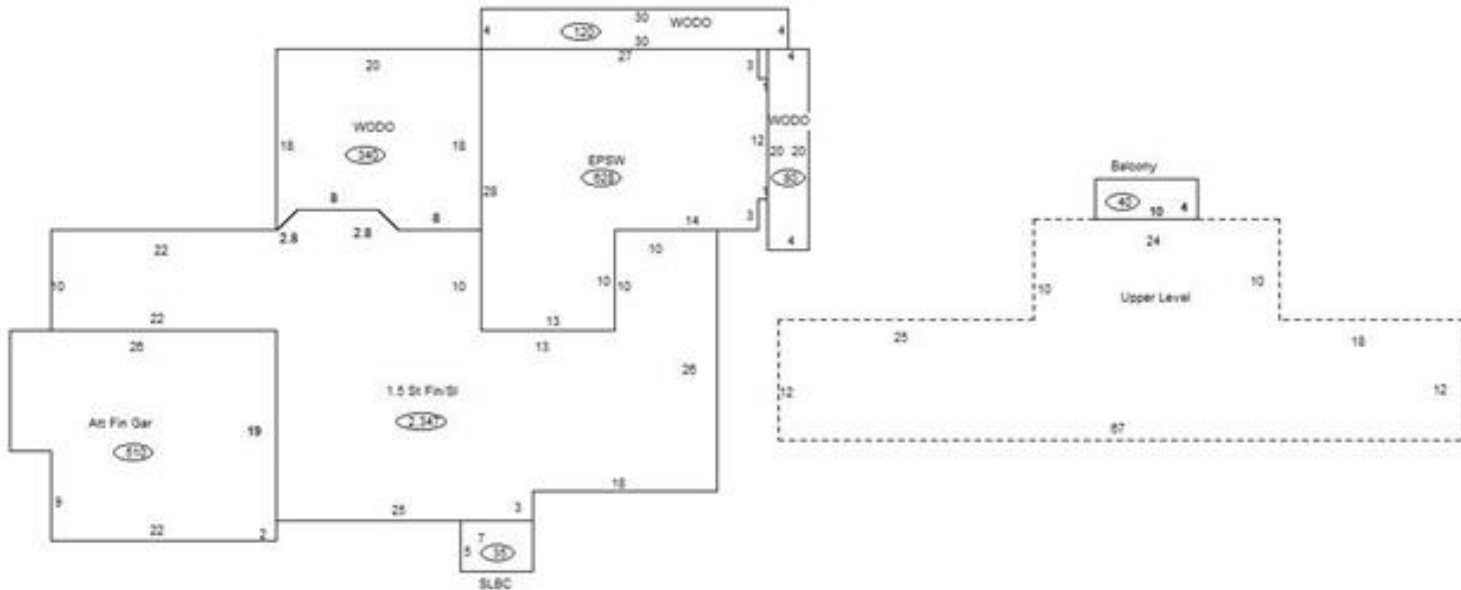
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,303	1.801	2,347
2	G	5		13	Att Fin Gar	510	1.000	510
3	M	PRCH		13	SLBC	35	1.000	35
4	M	WODO		13	WODO	340	1.000	340
5	M	BALW		13	Balcony	40	1.000	40
6	U	^UL	Overhang	13	Upper Level	1,044	1.000	1,044
7	M	WODO		13	WODO	120	1.000	120
8	M	EPSW		13	EPSW	628	1.000	628
9	M	WODO		13	WODO	80	1.000	80
Total Building Area						1,303		2,347



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	3	Cond	3	Year	2020
				Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	614
				2,054